

LANDLORDS OF N. Y. MORE PROSPEROUS THAN EVER BEFORE

Nevertheless They Seek Protection From "Tricks and Wiles" of Tenants.

The United Real Estate Owners' Association met last night in College Hall, the Astor, to discuss methods to "protect themselves from the tricks and wiles of tenants," as one member put it. There were about fifty present, several of whom discussed the rent laws with vigor. It was the consensus of opinion that they would be re-enacted for at least a year longer.

Abram A. Weigert, an extensive real estate holder, wanted to know if something couldn't be done to prevent their extension.

"Mr. President," he said, addressing Stewart N. Browne, then in the chair, President of the association, "can't something be done to stop these laws? Can't we stop them?"

"Why run against a stone wall?" asked Mr. Browne.

"We are already up against a stone wall," answered Mr. Weigert.

"Not in the matter of rentals," said Mr. Browne. "There were never so many landlords in Florida and California as now. They have never gotten along so well as now."

When Mr. Weigert was asked to give his initials to The Evening World reporter he replied he did not want any mention made of the incident, but when pressed gave his first name as "John."

Mr. Browne declared landlords seek two important amendments to the rent laws. They are: To take away the tenant's power of setting up a defense of an unreasonable rental and to make it impossible for a tenant to contest his lease after paying one month's rental. The present law says he can't contest it after paying three months' rental.

Ernest N. Adler proposed taking all discretion from judges in suits for increased rental and thus rob the tenant of the defense of unreasonableness. He would have the law read that if the landlord's gross income was under 14 per cent. on the investment the tenant could put up no defense to having his rental raised.

"Of course I merely mention 14 per cent. gross as a figure. It could be improved upon," said Mr. Adler.

A considerable protest met the suggestion. Mr. Browne said there were many landlords of high class apartments who go much more than that and that they would object to any figure which might cut into their returns.

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"TO LET" SIGNS IN BRONX FEWER AS RENTS TUMBLE

Landlords on Fashionable Concourse Take Lead in Making Reductions.

There are changed conditions on the Grand Concourse in the Bronx so far as apartment rentals are concerned. The number of "To Let" signs that dotted that select residential neighborhood a few months ago has been practically reduced 50 per cent. Likewise there have been substantial reductions in the rent.

Several explanations have been offered of the change in conditions. Chief and most logical among these is the influx of flat dwellers from the more expensive apartments along the Drive and on Washington Heights. Scores of families have come to look upon the demands of Concourse landlords as "reasonable" and have moved into the Bronx. And the rents they are now paying are "reasonable," considering what they were used to paying on the Drive.

Another version is that the new condition is due to the fact that many of the new buildings along and adjacent to the Concourse are now available as dwellings and that in many instances the rents being asked are no higher than what tenants were paying in old buildings.

Whatever the reason, the fact remains that rents now being asked for vacant Concourse apartments are substantially lower than they were several months ago. For instance, at No. 1454 Grand Concourse there is a three-room apartment vacant and a four-room vacancy expected. The rent being asked for the former is now \$75, as compared with \$85 asked last November. The four rooms, now \$85, were \$100.

Across the way on the west side of the Concourse at 171st Street where the rent was formerly \$80 for four rooms there is a vacant apartment offered for \$75.

"But you can have it for \$70 if you see Mrs. Malloy, the owner," says the superintendent.

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MEDICINE WRONGLY GIVEN KILLS CHILD

Little Girl Dead in Mother's Arms When She Reaches the Hospital.

Detectives of the Oak Street Station reported to-day that the death of the five-year-old daughter of N. and Mrs. Morris Kramer of No. 214 Madison Street was due to swallowing medicine intended for inhalation.

Mrs. Kramer rushed into Beth Israel Hospital late last night with the child in her arms. The doctors found the girl was dead. The father arrived a few minutes later and both parents had to receive treatment.

They said the girl had been suffering from laryngitis and four days ago they called a physician. His prescription was filled, but the parents could not read the directions. They gave the medicine by the spoonful. The child grew worse, but they kept giving the medicine. After a dose last night the girl became unconscious.

Examination showed the medicine was intended for inhalation.

Short Skirts Not Immodest, Says Writer

Marcel Prevost Says Sport Has Changed Society's Way of Looking at Things.

PARIS, Jan. 10.—While French dancing masters are trying once more to "purify" modern dances, French authors are endeavoring to prove that the present fashions in dancing, as well as in dress, do not denote any laxity of public morals.

Marcel Prevost, a leading French writer on feminine psychology, expresses the opinion that low cut blouses and short skirts do not imply immodesty, still less immorality. According to him, women, obeying fashion's capricious dictatorship, expose more of some particular part of their bodies than they did a few years ago.

"It is all a matter of custom," he says; "it is not necessarily immodest."

Prevost thinks sport has changed society's way of looking at the question, and that if men and women were all to become athletes no one would be shocked to see others clad as was Eve before the fall.

The war also, in the writer's opinion, was largely responsible for the emancipation. Young girls who took the places of men adopted at the same time their manners without, however, becoming less virtuous.

Other authors agree that the timid, pure-minded girl has practically disappeared, but they see no cause for alarm in that. The healthy knowledge which they say is replacing dangerous hypocrisy is the best antidote for vice.

SEEKS WIFE, IDENTIFIES GIRL POISON VICTIM

Baltimore Man Says She Is Pearl Stewart of That City.

J. D. Auld of No. 630 North Cherry Street, Baltimore, who came here yesterday in search of his wife, visited Bellevue Hospital early to-day and identified a patient as Pearl Stewart, twenty-one, of No. 10 West Preston Street, Baltimore. Auld found no trace of his wife.

The Stewart girl was taken to the hospital on Jan. 3 from the Travelers' Aid Society, No. 465 Lexington Avenue, after she had taken bichloride of mercury. Her condition is critical. She described herself as Florence Silver, nineteen, of No. 219 Charles Street, Baltimore.

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Finds Rat Trap And Fortune in Rusty Hay Wire

Nashville Negro Gets Patent and Is Offered \$25,000 for It.

Allen Dixon, a negro, fifty-seven years old, who drives the elevator in an apartment house in Nashville, Tenn., seems to be in a fair way to change his vehicle for a motor car and perhaps a chauffeur as a result of a little imagination.

To most persons baling wire is simply wire, but to Dixon, looking at all the rusty wire going to waste from bales of hay shipped into Nashville, rusty wire was rat traps. He pulled some wire off a bale, experimented with it and—got a patent.

Hardy & Hart, No. 100 Fifth Avenue, this city, are negotiating for permission to sell the patent right. Mr. Hardy admits the negro will probably make a lot of money. He is said to have received already an offer of \$25,000 in cash, or \$5,000 down and 5 cents royalty on every trap sold.

Dixon said he had other inventions that ought to pay him better than this one. He did not know whether he would keep his job after he got his money, but he would have to do something for he had worked too long to be able to quit.

CUBA CANE SUGAR LOSES \$12,064,560

Corporation Reports for Year Ended Sept. 30—Directors Elected.

The annual report of the Cuba Cane Sugar Corporation for the year ended Sept. 30, 1921, shows a net loss of \$12,064,560 after providing for taxes, interest and reserves for depreciation. The deficit for the year was \$16,873,899 after charging off \$1,750,000 dividends on preferred stock and \$3,059,338 for inventory shrinkage.

At the annual meeting of the company's stockholders yesterday R. I. Barr and G. M. Dahl were elected directors to succeed L. J. Klonda and H. F. Kroyer. The other retiring directors were re-elected.

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LOUISIANA MAYOR FIGHTS JAIL SENTENCE

Adjudged in Contempt for Paroling Convicted Speeder.

ALEXANDRIA, La., Jan. 10.—Mayor J. P. Foley, yesterday sentenced by Judge Hundley, for contempt of the City Court to twenty-four hours in jail to-day preparing through counsel to apply to the State Supreme Court for a writ prohibiting the carrying out of the sentence.

Judge Hundley recently cited the Mayor to show cause why he should not be punished for contempt for paroling J. Hooter, taxi driver, whom the Judge had sentenced on a charge of reckless driving.

ROWDIES BEAT UP THEATRE MANAGER

He Stopped Them Smoking—Three Youthful Arrested.

Tony Scalafel, sixteen, No. 221 Elizabeth Street; Samuel Ippolito, seventeen, No. 120 Elizabeth Street, and Anthony Marinelli, No. 115 Elizabeth Street, were taken to the Essex Market Court to-day on charges of felonious assault.

The police say these three and five others, who got away, created a panic in the lobby of Loew's Delancey Street Theatre yesterday by attacking the manager, Albert Guterman, who had stopped their cigarette smoking in the balcony. Guterman was badly beaten, rushed to the street and thrown through a plate glass window.

The police found in the lobby a knife, a Billy and the butt of a broken revolver.

RADCLIFFE COLLEGE GIRL SHOTS HERSELF

Bullet Enters Head When Revolver Is Accidentally Discharged.

CAMBRIDGE, Mass., Jan. 10.—Mary Trask of California, a Radcliffe College senior, was alone in her room examining a revolver she had just purchased, when the weapon was discharged. A bullet entered Miss Trask's head just over the eye.

She was taken to the Cambridge Hospital where the bullet was extracted and this morning the surgeons said she would recover.

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